



Board of Commissioners of Cook County
Minutes of the Business and Economic Development Committee

Wednesday, January 21, 2015

9:30 AM

**Cook County Building, Board Room, 569
118 North Clark Street, Chicago, Illinois**

ATTENDANCE

Present: Chairman García, Murphy, Arroyo, Butler, Gainer, Gorman, Moore, Schneider and Steele (9)

Absent None (0)

PUBLIC TESTIMONY

Chairman Garcia asked the Secretary to the Board to call upon the registered public speakers.

1. George Blakemore, concerned citizen

15-0484

Sponsored by: TONI PRECKWINKLE, President and TIMOTHY O. SCHNEIDER, County Commissioner

PROPOSED RESOLUTION

REMINGTON NORTHWEST LLC 6B PROPERTY TAX INCENTIVE REQUEST

WHEREAS, the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 6b application containing the following information:

Applicant: Remington Northwest LLC

Address: 450 Remington Road

Municipality or Unincorporated Township: Schaumburg

Cook County District: 15

Permanent Index Number: 07-11-303-021-0000; 07-11-303-022-0000

Municipal Resolution Number: R-14-069

Number of month property vacant/abandoned: 12

Special circumstances justification requested: Yes

TEERM (TEMPORARY EMERGENCY ECONOMIC RECOVERY MODIFICATION (Vacant for more than 12 months but less than 24 months - No Purchase for Value) Justification: Yes

Estimated Number of jobs created by this project: 20 full-time, 0 part-time

Estimated Number of jobs retained at this location: 75 full-time, 6 part-time

Estimated Number of employees in Cook County: 75 full-time, 6 part-time

Estimated Number of construction jobs: 15-18

Proposed use of property: Assembly, testing, warehousing and distribution of jukeboxes.

Living Wage Ordinance Compliance Affidavit Provided: Yes

WHEREAS, the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 6b that provides an applicant a reduction in the assessment level for an abandoned industrial/commercial facility; and

WHEREAS, the Cook County Classification System for Assessment defines abandoned property as buildings and other structures that, after having been vacant and unused for more than 24 continuous months, there has been no purchased for value by a purchaser and the property is in need of substantial rehabilitation; and

WHEREAS, in the instance where the property does not meet the definition of abandoned property, the municipality or the Board of Commissioners, may determine that special circumstances may exist that justify finding that the property as abandoned for purpose of the Class 6b TEERM (TEMPORARY EMERGENCY ECONOMIC RECOVERY MODIFICATION; and

WHEREAS, in the case of abandonment according to the TEERM definition, abandonment is defined as a facility being vacant over 12 months but less than 24 months with no purchase for value by a disinterested buyer, in such instances, the County may determine that special circumstances exist under TEERM; thus qualifying the property as abandoned; and

WHEREAS, Class 6b TEERM requires a resolution by the County Board validating the property as abandoned for the purpose of the Class 6b TEERM; and

WHEREAS, the municipality states the Class 6b TEERM is necessary for development to occur on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of abandoned with special circumstances; and

WHEREAS; commercial real estate is normally assessed at 25% of its market value, qualifying commercial real estate eligible for the Class 6b can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 6b will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

NOW, THEREFORE, BE IT RESOLVED, by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is deemed abandoned with special circumstances under the Class 6b TEERM; and

BE IT FURTHER RESOLVED, that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor.

Legislative History: 12/17/14 Board of Commissioners referred to the Business and Economic Development Committee

A motion was made by Commissioner Gainer, seconded by Commissioner Arroyo, that this Resolution (Class 6B) No Purchase for Value TEERM be recommended for approval. The motion carried by the following vote:

Ayes: Chairman García, Murphy, Arroyo, Butler, Gainer, Gorman, Moore, Schneider and Steele (9)

Absent None (0)

15-0486

Sponsored by: TONI PRECKWINKLE, President, and GREGG GOSLIN, County Commissioner

PROPOSED RESOLUTION

BLOOMINGDALE ENTERPRISES 6B PROPERTY TAX INCENTIVE REQUEST

WHEREAS, the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 6b application containing the following information:

Applicant: Bloomingdale Enterprises

Address: 401 Chaddick Drive

Municipality or Unincorporated Township: Wheeling

Cook County District: 14

Permanent Index Number: 03-11-409-009-0000; 03-11-409-010-0000; 03-11-409-011-0000;
03-11-409-012-0000

Municipal Resolution Number: 14-114

Number of month property vacant/abandoned: 13

Special circumstances justification requested: Yes

Estimated Number of jobs created by this project: 15 full-time, 0 part-time

Estimated Number of jobs retained at this location: 10 full-time, 0 part-time

Estimated Number of employees in Cook County: 10 full-time, 0 part-time

Estimated Number of construction jobs: TBD full-time, TBD part-time

Proposed use of property: Manufacturing of polyvinyl chloride films and sheeting

Living Wage Ordinance Compliance Affidavit Provided: Yes

WHEREAS, the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 6b that provides an applicant a reduction in the assessment level for an abandoned industrial facility; and

WHEREAS, the Cook County Classification System for Assessment defines abandoned property as buildings and other structures that, after having been vacant and unused for at least 24 continuous months, have been purchased for value by a purchaser in whom the seller has no direct financial interest; and

WHEREAS, in the instance where the property does not meet the definition of abandoned property, the municipality or the Board of Commissioners, may determine that special circumstances may exist that justify finding that the property is abandoned for purpose of Class 6b; and

WHEREAS, in the case of abandonment of less than 24 months and purchase for value, by a purchaser in whom the seller has no direct financial interest, the County may determine that special circumstances justify finding the property is deemed abandoned; and

WHEREAS, Class 6b requires the validation by the County Board of the shortened period of qualifying abandonment in cases where the facility has been abandoned for less than 24 consecutive months upon purchase for value; and

WHEREAS, the municipality states the Class 6b is necessary for development to occur on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of abandoned with special circumstances; and

WHEREAS, industrial real estate is normally assessed at 25% of its market value, qualifying industrial real estate eligible for the Class 6b can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 6b will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

NOW, THEREFORE, BE IT RESOLVED, by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is deemed abandoned with special circumstances under the Class 6b; and

BE IT FURTHER RESOLVED, that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor

Legislative History: 12/17/14 Board of Commissionersreferred to the Business and Economic Development Committee

A motion was made by Commissioner Gainer, seconded by Vice Chairman Murphy, that this Resolution (Class 6B) Purchase for Value be recommended for approval. The motion carried by the following vote:

Ayes: Chairman García, Murphy, Arroyo, Butler, Gainer, Gorman, Moore, Schneider and Steele (9)

Absent None (0)

15-0521

Sponsored by: TONI PRECKWINKLE, President, and DEBORAH SIMS, County Commissioner

PROPOSED RESOLUTION

YASER MOHAMMED CLASS 8 PROPERTY TAX INCENTIVE REQUEST

WHEREAS, the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 8 application containing the following information:

Applicant: Yaser Mohammed

Address: 2017 Western Avenue

Municipality or Unincorporated Township: Chicago Heights

Cook County District: 5

Permanent Index Number: 32-30-102-026-0000

Municipal Resolution Number: 2014-46

Number of month property vacant/abandoned: 49

Special circumstances justification requested: Yes

Estimated Number of jobs created by this project: TBD full-time, TBD part-time

Estimated Number of jobs retained at this location: 0 full-time, 0 part-time

Estimated Number of employees in Cook County: 0 full-time, 0 part-time

Estimated Number of construction jobs: TBD full-time, TBD part-time

Proposed use of property: Commercial retail-office space

Living Wage Ordinance Compliance Affidavit Provided: Yes

WHEREAS, the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 8 that provides an applicant a reduction in the assessment level for an abandoned industrial facility; and

WHEREAS, the Cook County Classification System for Assessment defines abandoned property as buildings and other structures that, after having been vacant and unused for more than 24 continuous months, there has been no purchased for value by a purchaser and the property is in need of substantial rehabilitation; and

WHEREAS, in the instance where the property does not meet the definition of abandoned property, the municipality or the Board of Commissioners, may determine that special circumstances may exist that justify finding that the property is abandoned for purpose of Class 8; and

WHEREAS, in the case of abandonment of over 24 months and no purchase for value by a disinterested buyer, the County may determine that special circumstances justify finding the property as being deemed abandoned; and

WHEREAS, Class 8 requires a resolution by the County Board validating the property as abandoned for the purpose of Class 8; and

WHEREAS, the municipality states the Class 8 is necessary for development to occur on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of abandoned with special circumstances; and

WHEREAS; commercial real estate is normally assessed at 25% of its market value, qualifying commercial real estate eligible for the Class 8 can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 8 will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

NOW, THEREFORE, BE IT RESOLVED, by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is deemed abandoned with special circumstances under the Class 8; and

BE IT FURTHER RESOLVED, that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor.

Legislative History: 12/17/14 Board of Commissioners referred to the Business and Economic Development Committee.

A motion was made by Vice Chairman Murphy, seconded by Commissioner Steele, that this Resolution (Class 8) No Purchase for Value be withdrawn. The motion carried by the following vote:

Ayes: Chairman García, Murphy, Arroyo, Butler, Gainer, Gorman, Moore, Schneider and Steele (9)

Absent None (0)

15-0522

Sponsored by: TONI PRECKWINKLE, President, and JOHN P. DALEY, County Commissioner

PROPOSED RESOLUTION

CABOT ACQUISITIONS, LLC CLASS 6B SER

WHEREAS, the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 6b Sustainable Emergency Relief (SER) application containing the following information:

Applicant: Cabot Acquisitions, LLC

Address: 6220 West 73rd Street

Municipality or Unincorporated Township: Bedford Park

Cook County District: 11

Permanent Index Number: 19-29-100-074-0000

Municipal Resolution Number: 13-013

Number of years property occupied by same industrial user: 14

Special circumstances justification requested: Yes

Evidence of economic hardship: Obsolescence, Deterioration, Excessive Vacancy, Inadequate Utilities, Decline in Equalized Assessed Value in at least three of last five years

Estimated # of jobs created by this project: N/A

Estimated # of jobs retained at this location: 44 full-time, 22 part-time

Estimated # of employees in Cook County: 44 full-time, 22 part-time

Estimated # of construction jobs: N/A

Proposed use of property: Industrial - Warehousing and Distribution

Living Wage Ordinance Compliance Affidavit Provided: Yes

WHEREAS, the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 6b Sustainable Emergency Relief (SER) Program that provides an applicant a reduction in the assessment level for a qualified industrial facility; and

WHEREAS, the Cook County Classification System for Assessment defines abandoned property as buildings and other structures that, after having been vacant and unused for at least 24 continuous months, have been purchased for value by a purchaser in whom the seller has no direct financial interest; and

WHEREAS, in the instance where real estate does not meet the definition of abandoned property as defined herein, the municipality or the County Board, as the case may be, may still determine that special circumstances justify finding that the property is deemed qualified for purpose of Class 6b under the SER Program; and

WHEREAS, Class 6b SER requires the validation by the County Board of the finding that the property is deemed qualified for purposes of Class 6b SER; and

WHEREAS, the industrial enterprise that occupies the premises has been at the same location for a minimum of ten years prior to the date of application for the SER Program;

WHEREAS, the industrial enterprise that occupies the premises has submitted evidence of hardship supporting a determination that participation in the SER Program is necessary for the industrial enterprise to continue operations at its current location and maintain its staff, and that without such designation the industrial enterprise would not be economically viable causing the property to be in imminent risk of becoming vacant and unused; and

WHEREAS, the applicant is not receiving another Cook County property tax incentive for the same property; and

WHEREAS, the municipality states the Class 6b SER is necessary for development to occur on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of the Class 6b SER; and

WHEREAS, industrial real estate is normally assessed at 25% of its market value, qualifying industrial real estate eligible for the Class 6b SER can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 6b SER will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

NOW, THEREFORE, BE IT RESOLVED, by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is deemed abandoned with special circumstances under the Class 6b SER; and

BE IT FURTHER RESOLVED, that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor.

Legislative History: 12/17/14 Board of Commissioners referred to the Business and Economic Development Committee

A motion was made by Vice Chairman Murphy, seconded by Commissioner Gorman, that this Resolution be recommended for approval. The motion carried by the following vote:

Ayes: Chairman García, Murphy, Arroyo, Butler, Gainer, Gorman, Moore, Schneider and Steele (9)

Absent None (0)

Sponsored by: TONI PRECKWINKLE, President, Cook County Board and JEFFREY R. TOBOLSKI, Cook County Board Commissioners

PROPOSED RESOLUTION

THE BAZAAR, INC. OR ITS ASSIGNEE 6B PROPERTY TAX INCENTIVE REQUEST

WHEREAS, the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 6b application containing the following information:

Applicant: The Bazaar, Inc. or Its Assignee

Address: 2074 North George Street, Melrose Park, Illinois 60160

Municipality or Unincorporated Township: Village of Melrose Park

Cook County District: 16

Permanent Index Number: 12-34-401-017-0000

Municipal Resolution Number: 53-14

Number of month property vacant/abandoned: 12

Special circumstances justification requested: Yes

Estimated Number of jobs created by this project: Two (3)- six(6) full-time, three (3)- six (6) part-time

Estimated Number of jobs retained at this location: Six (6) full-time

Estimated Number of employees in Cook County: Six (6) full-time

Estimated Number of construction jobs: five (5)

Proposed use of property: The property will be used for warehousing and distribution

Living Wage Ordinance Compliance Affidavit Provided: Yes

WHEREAS, the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 6b that provides an applicant a reduction in the assessment level for an abandoned industrial facility; and

WHEREAS, the Cook County Classification System for Assessment defines abandoned property as buildings and other structures that, after having been vacant and unused for at least 24 continuous months, have been purchased for value by a purchaser in whom the seller has no direct financial interest; and

WHEREAS, in the instance where the property does not meet the definition of abandoned property, the municipality or the Board of Commissioners, may determine that special circumstances may exist that justify finding that the property is abandoned for purpose of Class 6b; and

WHEREAS, in the case of abandonment of less than 24 months and purchase for value, by a purchaser in whom the seller has no direct financial interest, the County may determine that special circumstances justify finding the property is deemed abandoned; and

WHEREAS, Class 6b requires the validation by the County Board of the shortened period of qualifying abandonment in cases where the facility has been abandoned for less than 24 consecutive months upon purchase for value; and

WHEREAS, the municipality states the Class 6b is necessary for development to occur on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of abandoned with special circumstances; and

WHEREAS, industrial real estate is normally assessed at 25% of its market value, qualifying industrial real estate eligible for the Class 6b can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 6b will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

NOW, THEREFORE, BE IT RESOLVED, by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is deemed abandoned with special circumstances under the Class 6b; and

BE IT FURTHER RESOLVED, that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor

Legislative History: 12/17/14 Board of Commissioners referred to the Business and Economic Development Committee

A motion was made by Vice Chairman Murphy, seconded by Commissioner Gorman, that this Resolution be recommended for approval. The motion carried by the following vote:

Ayes: Chairman García, Murphy, Arroyo, Butler, Gainer, Gorman, Moore, Schneider and Steele (9)

Absent None (0)

15-0592

Sponsored by: TONI PRECKWINKLE, President, Cook County Board and ELIZABETH "LIZ" DOODY GORMAN, Cook County Board Commissioners

PROPOSED RESOLUTION

REALTY ASSOCIATES FUND VIII, L.P. 6B PROPERTY TAX INCENTIVE REQUEST

WHEREAS, the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 6b application containing the following information:

Applicant: Realty Associates Fund VIII, L.P.

Address: 3501 Mt. Prospect Road, Franklin Park, Illinois

Municipality or Unincorporated Township: Franklin Park

Cook County District: 17

Permanent Index Number: 12-19-300-007-0000

Municipal Resolution Number: 1415-R-17

Number of month property vacant/abandoned: 55 months vacant

Special circumstances justification requested: Yes

Estimated Number of jobs created by this project: 130-203 full-time

Estimated Number of jobs retained at this location: None

Estimated Number of employees in Cook County: 254 full-time

Estimated Number of construction jobs: To be determined

Proposed use of property: Industrial use, warehousing and logistics

Living Wage Ordinance Compliance Affidavit Provided: Yes

WHEREAS, the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 6b that provides an applicant a reduction in the assessment level for an abandoned industrial facility; and

WHEREAS, the Cook County Classification System for Assessment defines abandoned property as buildings and other structures that, after having been vacant and unused for more than 24 continuous months, there has been no purchased for value by a purchaser and the property is in need of substantial rehabilitation ; and

WHEREAS, in the instance where the property does not meet the definition of abandoned property, the municipality or the Board of Commissioners, may determine that special circumstances may exist that justify finding that the property is abandoned for purpose of Class 6b; and

WHEREAS, in the case of abandonment of over 24 months and no purchase for value by a disinterested buyer, the County may determine that special circumstances justify finding the property as being deemed abandoned; and

WHEREAS, Class 6b requires a resolution by the County Board validating the property as abandoned for the purpose of Class 6b; and

WHEREAS, the municipality states the Class 6b is necessary for development to occur on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of abandoned with special circumstances; and

WHEREAS; industrial real estate is normally assessed at 25% of its market value, qualifying industrial real state eligible for the Class 6b can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 6b will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

NOW, THEREFORE, BE IT RESOLVED, by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is deemed abandoned with special circumstances under the Class 6b; and

BE IT FURTHER RESOLVED, that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor

Legislative History: 12/17/14 Board of Commissionersreferred to the Business and Economic Development Committee

A motion was made by Vice Chairman Murphy, seconded by Commissioner Gorman, that this Resolution be recommended for approval. The motion carried by the following vote:

Ayes: Chairman García, Murphy, Arroyo, Butler, Gainer, Gorman, Moore, Schneider and Steele (9)

Absent None (0)


ADJOURNMENT

A motion was made by Vice Chairman Murphy seconded by Commissioner Steele, that this committee was adjourned. The motion carried by the following vote:

Ayes: Chairman García, Murphy, Arroyo, Butler, Gainer, Gorman, Moore, Schneider and Steele (9)

Absent None (0)

Respectfully submitted,


Chairman


Secretary

*A video recording of this meeting is available at <https://cook-county.legistar.com/Calendar.aspx>